

Lot Dimensions Comparison

Multi-Family							
Lot Dimensions	New	Current	New	Current	New	Current	
	RM-L	RMX	RM-M	RM-2.0	RM-H	RM-1.2	RM-0.7
<b>Lot Area</b>	SF: 2,500 sf min. Two-F: 5,000 sf min. Three-F: 7,500 sf min. <b>Four-F: 7,500 sf min</b> MF: --	SF: 2,500 sf min. Row: 2,000 sf min. Two-F: 5,000 sf min. Three-F: 7,500 sf min. MF: --	SF: 2,000 sf min. Two-F: 3,000 sf min. <b>Three-F: 5,000 sf min.</b> <b>Four-F: 5,000 sf min.*</b> MF: 7,500 sf min. *(Min. land area - 1,200 sf per unit)	SF: 2,000 sf min. Row: 2,000 sf min. Two-F: 4,000 sf min. MF: --	SF: 2,000 sf min. Two-F: 3,000 sf min. <b>Three-F: 5,000 sf min.</b> <b>Four-F: 5,000 sf min.</b> MF: 7,500 sf min. *(Min. land area - 700 sf per unit)	SF: 2,000 sf min. Row: 2,000 sf min. Two-F: 2,400 sf min. MF: --	SF: 2,000 sf min. Row: 2,000 sf min. Two-F: 2,000 sf min. MF: --
<b>Lot Width</b>	SF: 25' min. Two-F: 25' min. Three-F: 75' min. <b>Four-F: 75' min.</b> MF: --	SF: 25' min. Row: -- Two-F: 25' min. Three-F: 25' min. MF: --	SF: 20' min. Two-F: 30' min. <b>Three-F: 50' min.</b> <b>Four-F: 50' min.</b> MF: 75' min.	SF: 25' min. Row: -- Two-F: 25' min. MF: --	SF: 20' min. Two-F: 30' min. <b>Three-F: 50' min.</b> <b>Four-F: 50' min.</b> MF: 75' min.	SF: 25' min. Row: -- Two-F: 25' min. MF: --	SF: 25' min. Row: -- Two-F: 25' min. MF: --
<b>Principal Building Setbacks</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Front Street</b>	<b>20' min. or avg. front setback (Sec. 1703-11.4.E)</b>	20'	<b>20' min.</b>	SF: 20' min. Row: 20' min. Two-F: 20' min. MF: 20' min. <sup>4</sup>	<b>20' min.</b>	20'	5'
<b>Side Street</b>	10' min.	SF: 0' min. Row: 0' min. Two-F: 3' min. Three-F: 3' min. MF: 3' min.	<b>20' min.</b>	SF: 0' min. Row: 0' min. Two-F: 3' min. MF: 5' min. <sup>1</sup>	<b>20' min.</b>	SF: 0' min. Row: 0' min. Two-F: 3' min. MF: 5' min.	SF: 0' min. Row: 0' min. Two-F: 0' min. MF: 0' min.
<b>Side Interior</b>	3' min.	--	5' min.	--	5' min.	--	--
<b>Side Total</b>	6' min.	SF: 5' min. Row: 5' min. (0' int.) Two-F: 6' min. Three-F: 6' min. MF: 6' min.	<b>15' min.</b>	SF: 5' min. Row: 5' min. (0' int.) Two-F: 6' min. MF: 17' min. <sup>1</sup>	<b>15' min.</b>	SF: 5' min. Row: 5' min. Two-F: 6' min. MF: 17' min. <sup>1</sup>	SF: 5' min. Row: 5' min. Two-F: 5' min. MF: 5' min. <sup>2</sup>
<b>Rear</b>	20' min.	SF: 20' min. Row: 20' min. Two-F: 20' min. Three-F: 20' min. MF: --	<b>35' min.</b>	SF: 20' min. Row: 20' min. Two-F: 20' min. MF: 35' min.	<b>35' min.</b>	SF: 20' min. Row: 20' min. Two-F: 20' min. MF: 30' min. <sup>3</sup>	SF: 20' min. Row: 20' min. Two-F: 20' min. MF: 25' min. <sup>3</sup>
<b>Accessory Structure Setbacks</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Front yard</b>	Not permitted	See Below <sup>5</sup>	--	See Below <sup>5</sup>	--	See Below <sup>5</sup>	See Below <sup>5</sup>
<b>Corner yard</b>	15' min.	See below <sup>6</sup>	--	See below <sup>6</sup>	--	See below <sup>6</sup>	See below <sup>6</sup>
<b>Side Interior</b>	3' min.	3' min. <sup>7</sup>	--	3' min. <sup>7</sup>	--	3' min. <sup>7</sup>	3' min. <sup>7</sup>
<b>Rear</b>	3' min.	3' min. <sup>7</sup>	--	3' min. <sup>7</sup>	--	3' min. <sup>7</sup>	3' min. <sup>7</sup>
<b>Size</b>	800 sf max.	800 sf (all structures other than fences/walls)	--	800 sf (all structures other than fences/walls)	--	800 sf (all structures other than fences/walls)	800 sf (all structures other than fences/walls)
<b>Number</b>	2	2	--	2	--	2	2
<b>Parking Location</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Front yard</b>	<b>Not permitted<sup>9</sup></b>	Not permitted	Not permitted	Not permitted in req. front yard setback	Not permitted	Not permitted in req. front yard setback	Not permitted in req. front yard setback
<b>Corner yard</b>	Not permitted	See below <sup>8</sup>	Not permitted	See below <sup>8</sup>	Not permitted	See below <sup>8</sup>	See below <sup>8</sup>
<b>Side yard</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
<b>Rear yard</b>	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
<b>Building Height</b>	<b>RM-L</b>	<b>RMX</b>	<b>RM-M</b>	<b>RM-2.0</b>	<b>RM-H</b>	<b>RM-1.2</b>	<b>RM-0.7</b>
<b>Principal Building</b>	35' max.	35' max.	<b>One-Four Family = 35' max.</b> <b>Multi-Family 50' max.</b>	SF: 35' max. Row: 35' max. Two-F: 35' max. MF: 45' max.	<b>One-Four Family = 35' max.</b> <b>Multi-Family 50' max.</b>	35' max.	35' max.
<b>Accessory Structure</b>	15' max.	15' max.	--	15' max.	--	15' max.	15' max.

<sup>1</sup> Additional 0.5-foot of minimum side yard and 1-foot sum of side yard setback for each 1-foot of building height above 35 feet.

<sup>2</sup> Additional 1-foot of minimum side yard and 2-foot sum of side yard setback for each five feet of building height above 35 feet.

<sup>3</sup> Additional 1-foot of setback for each five feet of building height above 35 feet.

<sup>4</sup> Additional 1-foot of setback for each one foot of building height above 35 feet.

<sup>5</sup> Accessory structures are not permitted in a front yard or a side yard except for fences and walls, flagpoles, lamp posts, arbors, trellis, birdbaths, decorative fountains, or other similar structures as determined appropriate by the Director of Buildings and Inspections.

<sup>6</sup> This section establishes setback regulations for accessory structures located on a corner lot in a residential district. A setback from the side street line of the corner lot must be maintained as follows:

- (a) Within 25 feet of the Side lot Line. When the accessory building is erected within 25 feet of the side lot line of a lot adjacent to the corner lot that is located on the side street, the setback must be equal to the established front yard for such adjacent lot, but need not exceed 40 feet.
- (b) More Than 25 feet of the Side lot Line. When the accessory building is erected more than 25 feet from the side lot line of such adjacent lot, the setback must be one-half the front yard required for a principal building on the corner lot.
- (c) Narrow Corner Lots. When the corner lot is narrow and the regulations of (a) and (b) of this section would cause an accessory building of impracticable shape and size, the accessory building may be erected within 25 feet of the interior side lot line and must be set back not less than five feet from the side street lot line.

<sup>7</sup> Any outdoor enclosure for pets shall be no less than 20 feet from all property lines.

<sup>8</sup> On a corner lot in the SF and RM Districts, parking spaces must be located in interior side or rear yards and be at least ten feet from the street lot line.

<sup>9</sup> Parking is permitted on access drives where such drives lead to the parking lots of spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building